



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, November 15, 2022 BZA Meeting

Presented for approval: November 15, 2022

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, November 15, 2022 at Westfield City Hall.

Active Links for this Meeting:

[November 15, 2022 BZA Agenda & Exhibits](#)

[November 15, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

BZA Members Present In-Person: Jeannine Fortier, Victor McCarty and Dave Schmitz.

BZA Members Present Virtually: None.

BZA Members Absent: Jeff Boller and Noble Hatfield.

City Staff Present: Daine Crabtree, Senior Planner and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

Approval of Minutes

Fortier motioned to approve the October 11, 2022 Minutes.

McCarty seconded. Motion passed. Vote 3-0.

Review Rules and Procedures

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2211-VS-34 [PUBLIC HEARING]

[YouTube Time: 3:03](#)

101 West 161st Street / Daniel Sandlin by Sandlin Law Group PC

The Petitioner requests a Variance of Development Standard to permit the construction of an Accessory Structure on a Legal, Nonconforming Lot without requiring the combination of adjacent parcels owned by the same Property Owner as the subject Property on 1 acre +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 9.4(C)(1)).

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / BZA comments and questions / Staff and Petitioner responses.

Public Hearing for 2211-VS-34 opened at 7:09 p.m.

- No public comments.

Public Hearing for 2211-VS-34 closed at 7:10 p.m.

BZA comments.

McCarty motioned to approve 2211-VS-34 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2211-VS-34.

Fortier seconded. Motion passed. Vote 3-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2211-VU-15 [PUBLIC HEARING]

[YouTube Time: 13:21](#)

227 Jersey Street / Erin O'Rear

The Petitioner requests the permanent extension of an existing Variance of Use for a community arts center with a commercial component (Retail, Low Intensity) in the MF-1: Multi-Family Low Density District (Article 4.10).

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2211-VU-15 opened at 7:15 p.m.

- No public comments.

Public Hearing for 2211-VU-15 closed at 7:16 p.m.

BZA comments / Staff responses.

Fortier motioned to approve 2211-VU-15 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 3-0.

Schmitz motioned to adopt Staff's Findings of Fact for the approval of 2211-VU-15.

McCarty seconded. Motion passed. Vote 3-0.

REPORTS/COMMENTS:

[YouTube Time: 21:22](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Schmitz motioned to adjourn the meeting. Fortier seconded. Motion passed. Vote 3-0.

The meeting adjourned at 7:23 p.m.

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Signature Page for BZA Minutes for November 15, 2022

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director